I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Woods determined that a quorum was present and began the meeting.

II. APPROVAL OF OCTOBER 27 MEETING MINUTES
Draft minutes from the October 27 meeting were approved unanimously.

III. PROPOSED ZONING ORDINANCE MAP AMENDMENT PUBLIC HEARING
An application by Joan Dachs Bais Yaakov School – Yeshivas Tiferes Tevi, Inc. / Yaakov School Orthodox Center, for a map amendment for 222 Hartrey Street. The applicant requests that the City remove the property commonly referred to as 222 Hartrey Street from the I2 Industrial District and place it wholly within the C1 Commercial District. The Plan Commission will consider specific modifications and additions to the map of the Zoning Ordinance (and/or the City Code) to rezone the subject property from the I2 General Industrial District to the C1 Commercial District or another appropriate zoning district or overlay district within the Evanston Zoning Ordinance. §6-3-4 contains the requirements, procedures, and standards for amendments to the Zoning Ordinance, including the rights of the applicant and neighboring land users. §6-14-3 contains the allowances, requirements, standards and limitations within the I2 General Industrial District. §6-10-2 contains the allowances, requirements, standards and limitations within the C1 Commercial District.
Bill Dunkley, Zoning Administrator, read the staff report for this case into the record and summarized the results of the Site Plan & Appearance Review Committee meeting. Discussion followed. Mr. James Murray, attorney for the applicant, provided an opening statement and introduced the development team. Members of the development team then provided information about the school and its operation and presented floor plans, elevations, and the results of the traffic study and market study. Members asked questions and requested additional information for the next meeting, including:

- Directional signage for pathways to the proposed school;
- Whether the site has an environmental problem (phase I results and phase II, if any);
- Results of Dept. of Public Works’ review of the project;
- Fiscal impact statement including consideration of a payment in lieu of taxes;
- Whether/how the proposed adaptive reuse of the existing structure could be LEED-certified and to what level;
- Whether/how the community can use the school’s facilities.

To allow time for the applicant to respond to the Members’ requests for additional information, the hearing was continued to Wednesday, December 10, 2008 at 7pm in the Civic Center.

A verbatim transcript of the proceedings of this Plan Commission agenda item is available from the City of Evanston’s web site. The proposal and transcripts can be viewed at the Downtown Library’s 3rd floor reference desk or at the Civic Center in the Planning Division or Building & Zoning Division during business hours.

IV. COMMITTEE REPORTS
The next Rules Committee meeting is scheduled for November 18, 2008 at 7pm in the Civic Center.

V. ADJOURNMENT
The Plan Commission adjourned at 9:40pm. The next regular Plan Commission meeting is scheduled for WEDNESDAY, DECEMBER 10, 2008 at 7pm in the Civic Center.

Respectfully submitted,
Tracy Norfleet
Planning Division